

Store
Apts

COMPARABLE SALE

Block 1025/ Lot 2

Type of Property: 3-Story wood frame apts & store building

ADDRESS: 2051-55 Divisadero St.

LOCATION: W Divisadero 26.5 S of Sacramento

LOT SIZE: 25.5' x 110'

AREA: 2,805 sf

ZONING: C-2

IMPROVEMENTS:

3-Story wood frame apts and store building built 1908. Contains 4 1/4's and store. No basement. Concrete foundation. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 4 baths, leg tubs. 4 panel-ray gas heaters. New paint, remodeled kitchens and baths. Good condition.

1st. Flr:	25' x 100' - 181'	= 2,386	sf	
2nd. Flr:	25' x 100' - 200'	= 2,307	sf	- 8 rms.
3rd. Flr:	25' x 100' - 200'	= 2,307	sf	- 8 rms.
		<u>7,000</u>	sf	-16 rms.

INCOME: Store: \$175
1/4 130
1/4 150
1/4 135
1/4 150 \$740 Mo. or \$8,880 Yr.

EXPENSES: Taxes: \$903
Insurance: 228 \$1,131

SOLD: GRANTOR: Audre & Alice Joannes
GRANTEE: Albert Piltz 1/2 int. Lester M Hirsch 1/2 int.
RECORDED: 4/1/68
PRICE: \$79,000



COMPARABLE SALE

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COMPARABLE SALE

Block 1025/ Lot 2 (1) ~~Store~~ (4) ~~Apts~~

Type of Property: 3-Story wood frame apts & store building

ADDRESS: 2051-55 Divisadero St.

LOCATION: W Divisadero 26.5 S of Sacramento

LOT SIZE: 25.5' x 110'

AREA: 2,805 sf

ZONING: C-2

IMPROVEMENTS:

3-Story wood frame apts and store building built 1908. Contains 4/4's and store. No basement. Concrete foundation. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 4 baths, leg tubs. 4 panel-ray gas heaters. New paint, remodeled kitchens and baths. Good condition.

1st. Flr:	25' x 100' - 181' =	2,386	sf	
2nd. Flr:	25' x 100' - 200' =	2,307	sf	- 8 rms.
3rd. Flr:	25' x 100' - 200' =	2,307	sf	- 8 rms.
		7,000	sf	-16 rms.

INCOME: Store: \$175
1/4 130
1/4 150
1/4 135
1/4 150 \$740 Mo. or \$8,880 Yr.

EXPENSES: Taxes: \$903
Insurance: 228 \$1,131

SOLD: GRANTOR: Audre & Alice Joannes
GRANTEE: Albert Piltz 1/2 int. Lester M Hirsch 1/2 int.
RECORDED: 4/1/68
PRICE: \$79,000



Type of Property: 3-Story wood frame store and apts.

ADDRESS: 2891-93 Pine St. and 1650 Baker St.

LOCATION: SE Corner Pine & Baker Streets

LOT SIZE: 27.5 x 137.5

AREA: 7,812 sq

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame store and apartment building erected in 1880, containing 1 store and 5/3's. Altered in 1938. No basement. Concrete foundation, detached 1-car garage. Store on ground floor. Apts above. Rustic and stucco exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 5 baths, recessed tubs. Circulating gas heaters. Fair condition.

1st. Flr:	Store - 30' x 55' - 750' =	900	sq
2nd. Flr:	30' x 55' - 750' =	1650	sq
3rd. Flr:	30' x 55' - 750' =	1650	sq
Apt. 1st. Flr:		750	sq
		<u>4950</u>	sq

INCOME:	Store	\$ 95 Mo.
	3 apts.	75
	1 apt.	80
	1 apt.	70
		<u>\$470 Mo. = \$5,640 Ann. Gross</u>
EXPENSES:	Taxes:	\$1,167.10
	Insurance:	121.67
		<u>\$1,288.77</u>

SOLD: GRANTOR: Thomas C. and Sofia A. Cabe
 GRANTEE: Bette Douglas
 RECORDED: 1/5/67
 PRICE: \$40,000



Type of Property: 3-Story wood frame store and aptl.

ADDRESS: 2881-93 Pine St. and 1050 Baker St.

LOCATION: 33 Corner Pine & Baker Streets

LOT SIZE: 37.5' x 68'

AREA: 2,550 square feet

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame store and apartment building erected in 1880, containing 1 store and 5/3's. Altered in 1938. No basement. Concrete foundation, detached 1-car garage. Store on ground floor. Apts above. Rustic and stucco exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 5 baths, recessed tubs. Circulating gas heaters. Fair condition.

1st. Flr:	Store - 30' x 55' - 750' =	900	sq
2nd. Flr:	30' x 55' - 750' =	1650	sq
3rd. Flr:	30' x 55' - 750' =	1650	sq
Apt. 1st. Flr:		750	sq
		<u>4950</u>	sq

INCOME:	Store	\$ 95 Mo.
	3 apts.	75
	1 apt.	80
	1 apt.	70
		<u>\$470 Mo. = \$5,640 Ann. Gross</u>
EXPENSES:	Taxes:	\$1,167.10
	Insurance:	121.67
		<u>\$1,288.77</u>

SOLD: GRANTOR: Thomas C. and Sofia A. Cabe
 GRANTEE: Bette Douglas
 RECORDED: 1/5/67
 PRICE: \$40,000



Type of Property: 3-Story wood frame store and apts.

ADDRESS: 2891-93 Pine St. and 1656 Baker St.

LOCATION: SE Corner Pine & Baker Streets

LOT SIZE: 27.5 x 137.5

AREA: 3,812 sq

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame store and apartment building erected in 1880, containing 1 store and 5/3's. Altered in 1938. No basement. Concrete foundation, detached 1-car garage. Store on ground floor. Apts above. Rustic and stucco exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 5 baths, recessed tubs. Circulating gas heaters. Fair condition.

1st. Flr:	Store - 30' x 55' - 750' =	900 sq
2nd. Flr:	30' x 55' - 750' =	1650 sq
3rd. Flr:	30' x 55' - 750' =	1650 sq
Apt. 1st. Flr:		750 sq
		<u>4950 sq</u>

INCOME:	Store	\$ 95 Mo.
	3 apts.	75
	1 apt.	80
	1 apt.	70

\$470 Mo. = \$5,640 Ann. Gross

EXPENSES:	Taxes:	\$1,167.10
	Insurance:	121.67
		<u>\$1,288.77</u>

SOLD:	GRANTOR:	Thomas C. and Sofia A. Cabe
	GRANTEE:	Bette Douglas
	RECORDED:	1/5/67
	PRICE:	\$40,000



IMPROVED COMPARABLE SALE

BLOCK 1049 / LOT 4

TYPE OF
PROPERTY: 2-story flats building over 4 stores

ADDRESS: 1831-49 Divisadero Street

LOCATION: W/L of Divisadero Street, 100' N of Bush Street

LOT SIZE: 75' x 100' LOT AREA: 7,500sq

ZONING: C-2

IMPROVEMENTS: 2-story wood-framed flats building over 4 stores. 6/4's.
No basement. Concrete foundation. Lath and plaster interior.
Rustic exterior. Flat tar and gravel roof. Pine floors throughout.
6 baths; 6 separate toilets. 38 plumbing fixtures. 12 closets.
Fair condition. Erected about 1890.

INCOME: 5 flats @ 75.00 each = \$375.00
2 flats @100.00 " = 200.00
1 flat @115.00 " = 115.00
1 flat @125.00 " = 125.00
Total monthly.. 815.00

ANNUAL GROSS: \$9,780

EXPENSES: Taxes: \$1,632
Insurance: 300
ANNUAL NET: -\$1,932
\$7,848

SOLD:

GRANTOR: Sylvia L. Reback
GRANTEE: Milton L. & Martha D. Rosenberg
RECORDED: 5-1-69
PRICE: \$95,000 with \$55,000 deed of trust to B of Calif
\$15,000 deed of trust to seller



IMPROVED COMPARABLE SALE

BLOCK 1050 / LOT 17

TYPE OF
PROPERTY: 2-Stores and 2 Flats over 2-story building

ADDRESS: 1826-30 Divisadero Street

LOCATION: E/L of Divisadero Street, 100' N. of Bush Street

LOT SIZE: 37.5' x 82.5' LOT AREA: 3093.75 sf

ZONING: C-2

IMPROVEMENTS: Victorian wood-frame building. 2/7 room flats up. 2 stores down. Serious subsidence along center line of building. Fair condition.

INCOME: 1 store - OBO, worth \$100 mo.
1 store 100 "
2/7 flats @\$130 ea. 260 "
\$460 mo. ANNUAL GROSS: \$5,520

EXPENSES: Taxes; \$1,106
Insurance: 190 ANNUAL NET: \$4,224

SOLD: GRANTOR: Mrs. Wraye L. Joslyn
GRANTEE: John E. & Euradel P. Culler
RECORDED: 1-8-70
PRICE: \$41,500 with
\$35,500 deed of trust so seller



IMPROVED COMPARABLE SALE

BLOCK 1050 / LOT 17

TYPE OF
PROPERTY: 2-Stores and 2 Flats over 2-story building

ADDRESS: 1826-30 Divisadero Street

LOCATION: E/L of Divisadero Street, 100' N. of Bush Street

LOT SIZE: 37.5' x 82.5' LOT AREA: 3093.75 sq

ZONING: C-2

IMPROVEMENTS: Victorian wood-frame building. 2/7 room flats ap. 2 stores
down. Serious subsidence along center line of building.
Fair condition.

INCOME: 1 store - OBO, worth \$100 mo.
1 store 100 "
2/7 flats @\$130 ea. 260 "
\$460 mo. ANNUAL GROSS: \$5,520

EXPENSES: Taxes: \$1,106
Insurance: 190 ANNUAL NET: \$4,224

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RECORDED: 1-8-70
PRICE: \$41,500 with
\$35,500 deed of trust so seller



IMPROVED COMPARABLE SALE

BLOCK 1076 / LOT 1

TYPE OF
PROPERTY: 2-story store building with flat above

ADDRESS: 1659 Divisadero Street

LOCATION: SW Corner of Sutter and Divisadero Streets

LOT SIZE: 27.5' x 55' LOT AREA: 1,512sf

ZONING: C-2

IMPROVEMENTS: Old wooden store building with 6 room flat above. 2-story building erected about 1885. Brick foundation. Lath and plaster interior. Exterior, asbestos, and shingle. Flat tar and gravel roof. Hardwood floors; 1 bath; 1 separate toilet. 1 fireplace. Fair to poor condition.

Ground floor and 2nd floor 1,404sf each. Total area, 2,808sf.

EXPENSES: Taxes: \$989.35

SOLD: GRANTOR: Richard & Ruth Frankel

GRANTEE: Botrus I. & Ferial B. Za'Arour

RECORDED: 6-1-70

PRICE: \$55,000



IMPROVED COMPARABLE SALE

BLOCK 1076 / LOT 1

TYPE OF
PROPERTY: 2-story store building with flat above

ADDRESS: 1659 Divisadero Street

LOCATION: SW Corner of Sutter and Divisadero Streets

LOT SIZE: 27.5' x 55' LOT AREA: 1,512 $\frac{1}{2}$

ZONING: C-2

IMPROVEMENTS: Old wooden store building with 6 room flat above. 2-story building erected about 1885. Brick foundation. Lath and plaster interior. Exterior, asbestos, and shingle. Flat tar and gravel roof. Hardwood floors; 1 bath; 1 separate toilet. 1 fireplace. Fair to poor condition.

Ground floor and 2nd floor 1,404 $\frac{1}{2}$ each. Total area, 2,808 $\frac{1}{2}$.

EXPENSES: Taxes: \$989.35

SOLD: GRANTOR: Richard & Ruth Frankel

GRANTEE: Botrus I. & Ferial B. Za'Arour

RECORDED: 6-1-70

PRICE: \$55,000



COMPARABLE SALE

Block 1079/ Lot 12

STORYS
FLATS

Type of Property: 3-Story wood frame flats and store build.

ADDRESS: 2292-2296 Geary St.
1410-1412 Broderick St.

LOCATION: NE Geary and Broderick

LOT SIZE: 35' x 125'

AREA: 4,375 sq ft

ZONING: R-4

IMPROVEMENTS:

3-story wood frame flats and store building built about 1900, containing 1/3 and 4/5's. Concrete foundation. No basement. Store and flat on 1st. Floor. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 5 baths, leg tubs. 5 fireplaces.

1st. Flr:	30' x 78' =	2,340 sq ft
2nd. Flr:	30' x 78' + 80' =	2,420 sq ft
3rd. Flr:	30' x 78' + 80' =	2,420 sq ft
		<u>7,180 sq ft</u>

INCOME: No rental data available

EXPENSES: Taxes: \$1,347.53
Insurance: 250.00
\$1,597.53

SOLD: GRANTOR: Estate of Lillian D. Nowell, et al
GRANTEE: Robert M. & Rosetta Cooper
RECORDED: 1/21/66
PRICE: \$55,000
GRANTOR: Robert M. & Rosetta Cooper
GRANTEE: American Universal Driving Schools, Inc.
RECORDED: 1/21/66
PRICE: \$70,000



COMPARABLE SALE

Block 1079 / Lot 12

Type of Property: 3 story apartment and store

ADDRESS: 2292 - 94 Geary Street

LOCATION: NE corner Geary and Broderick Street

LOT SIZE: 35' x 125' AREA: 4375 sf

ZONING: R-4

IMPROVEMENTS: Three story wood frame apartment house, with ground floor store. 5/5 room units with modern bath. Hardwood floors L and P interior. No garages. Parking area in rear. Condition good. Total of 25 upstairs room and large downstairs store.

INCOME:	5/5 room apartments, each	\$150
	1 st floor store (vacant)	100
	Total monthly	800
	Annual Gross	\$10,200

EXPENSES:	Taxes	\$ 1355
	Insurance	150
	Total monthly	1505
	Annual Gross	\$8,695

SOLD

GRANTOR:	Paul R. and Jo A. Halula, et al
GRANTEE:	Oscar L. and Ismay M. Daniels
RECORDED:	5/23/69
PRICE:	\$100,000

R-H
N-14

IMPROVED COMPARABLE SALE

BLOCK 1101 / LOT 3

TYPE OF
PROPERTY: 1 Store/4 Apartments above

ADDRESS: 1347-51 Divisadero Street

LOCATION: W/L of Divisadero Street, 67' S. of O'Farrell Street

LOT SIZE: 23.5' x 100' LOT AREA: 2,350 sq

ZONING: C-2

IMPROVEMENTS: 3-story wood-framed building, erected in 1910. No basement. Stucco front. Ground floor store. 2 studio apartments, and 2 three-room apartments. Lath and plaster interior. Pine floors. Fire escape. Vacant for 2 years prior to sale. Extensive vandalism damage. Estimate obtained for restoration was \$60,000. Now in process of complete rehabilitation. 1968 rents were \$100 for store, \$100 each for studios, and \$110 each for 3-room apartments, all prior to vandalism damage. Condition very poor.

INCOME: Vacant when sold

EXPENSES: Taxes: \$1,144

SOLD: GRANTOR: Elwood L. & Thelma Hansen; and Alma C. Hansen
GRANTEE: Essie L. Collins
RECORDED: 11-12-70
PRICE: \$20,000 with
\$15,000 deed of trust to seller



IMPROVED COMPARABLE SALE

BLOCK 1049 / LOT 4

TYPE OF
PROPERTY: 2-story flats building over 4 stores

ADDRESS: 1831-49 Divisadero Street

LOCATION: W/L of Divisadero Street, 100' N of Bush Street

LOT SIZE: 75' x 100' LOT AREA: 7,500sq

ZONING: C-2

IMPROVEMENTS: 2-story wood-framed flats building over 4 stores. 6/4's.
No basement. Concrete foundation. Lath and plaster interior.
Rustic exterior. Flat tar and gravel roof. Pine floors throughout.
6 baths; 6 separate toilets. 38 plumbing fixtures. 12 closets.
Fair condition. Erected about 1890.

INCOME: 5 flats @ 75.00 each = \$375.00
2 flats @100.00 " = 200.00
1 flat @115.00 " = 115.00
1 flat @125.00 " = 125.00
Total monthly.. 815.00

ANNUAL GROSS: \$9,780

EXPENSES: Taxes: \$1,632
Insurance: 300
ANNUAL NET: -\$1,932
\$7,848

SOLD: GRANTOR: Sylvia L. Reback
GRANTEE: Milton L. & Martha D. Rosenberg
RECORDED: 5-1-69
PRICE: \$95,000 with \$55,000 deed of trust to B of Calif
\$15,000 deed of trust to seller



IMPROVED COMPARABLE SALE

BLOCK 1153/LOT 21

TYPE OF
PROPERTY: 1-story store building with 2 flats above

ADDRESS: 1019-23 Divisadero Street

LOCATION: W/L of Divisadero Street, 75' N of Golden Gate Avenue

LOT SIZE: 25'x125' plus 2.33' x 71' at rear AREA: 3,290.643sf

ZONING: C-2

IMPROVEMENTS: 1-story building consisting of ground floor store and 2 flats above. 1/5; 1/6. Victorian, wood-framed building erected about 1900. Basement area finished and extended to sidewalk line. Brick and concrete foundation. Lath and plaster interior. Rustic exterior. Flat tar and gravel roof. 2 baths, 1 separate toilet. 3 fireplaces. Fair to good condition.

Finished basement, 200sf. 1st (ground floor), 1,375sf;
2nd floor, 1,375sf. Total area, 2,950sf

INCOME: Barber shop - \$70.00 month
1/5 room flat, Operated-by-owner
1/6 " " \$125.00 month

EXPENSES: Taxes: \$793.00

SOLD: GRANTOR: Estate of Mary E.B. Johnson
GRANTEE: Travers H. & Rosanna L. Smart
RECORDED: 2-2-70
PRICE: \$33,000



IMPROVED COMPARABLE SALE

BLOCK 1153/LOT 21

TYPE OF PROPERTY: 1-story flat with 2 flats above

ADDRESS: 101

LOCATION: w/ Gate Avenue

LOT SIZE: 25' x 131' 7" = 3,290.643sq

ZONING:

IMPROVEMENTS: 1st floor store and
wood-framed building
dashed and extended
to 8' foundation. 1st
and 2nd floor. Flat tar and
gravel roof. 2 baths, 1 separate toilet. 3 fireplaces.
Fair to good condition.

Finished basement, 200sq. 1st (ground floor), 1,375sq;
2nd floor, 1,375sq. Total area, 2,950sq

INCOME: Barber shop - \$70.00 month
1/5 room flat, Operated-by-owner
1/6 " " \$125.00 month

EXPENSES: Taxes: \$743.00

SOLD: GRANTOR: Estate of Mary E.B. Johnson
GRANTEE: Travers H. & Rosanna L. Smart
RECORDED: 2-2-70
PRICE: \$33,000



IMPROVED COMPARABLE SALE

BLOCK 1156 / LOT 8

TYPE OF
RESIDENCE: 3-story, 8-unit Apartment House; Converted to a
Lodge hall

ADDRESS: 1604 McAllister Street

LOCATION: NW Corner of McAllister & Divisadero Streets

LOT SIZE: 50' x 100' LOT AREA: 5,000 sf

ZONING: C-2

IMPROVEMENTS: 3-story, 8-unit apartment house converted to a lodge
hall. Victorian with brick facade base. Flat tar and
gravel roof. Church on 1st street floor. Recessed
church entrance with columns on Divisadero Street.
Recessed McAllister Street entrance for apt. Fire
escape. Built about 1895. 1st floor 4 rooms, converted
to lodge hall, 2nd floor 9 rooms, 3rd floor 14 rooms.

INCOME: Operated by owner

EXPENSES: Taxes: \$2,655

SOLD: Grantor: Shasta Home Association

Grantee: Jerusalem Church of God in Christ

Recorded: 7-24-70

Price: \$90,000



IMPROVED COMPARABLE SALE

BLOCK 1156 / LOT 8

TYPE OF
RESIDENCE: 3-story, 8-unit Apartment House; Converted to a
Lodge hall

ADDRESS: 1604 McAllister Street

LOCATION: NW Corner of McAllister & Divisadero Streets

LOT SIZE: 50' x 100' LOT AREA: 5,000 sq

ZONING: C-2

IMPROVEMENTS: 3-story, 8-unit apartment house converted to a lodge
hall. Victorian with brick facade base. Flat tar and
gravel roof. Church on 1st street floor. Recessed
church entrance with columns on Divisadero Street.
Recessed McAllister Street entrance for apt. Fire
escape. Built about 1895. 1st floor 4 rooms, converted
to lodge hall, 2nd floor 9 rooms, 3rd floor 14 rooms.

INCOME: Operated by owner

EXPENSES: Taxes: \$2,655

SOLD: Grantor: Shasta Home Association

Grantee: Jerusalem Church of God in Christ

Recorded: 7-24-70

Price: \$90,000





IMPROVED COMPARABLE SALE

BLOCK 1156 / LOT 8

TYPE OF
RESIDENCE: 3-story, 8-unit Apartment House; Converted to a
Lodge hall

ADDRESS: 1604 McAllister Street

LOCATION: NW Corner of McAllister & Divisadero Streets

LOT SIZE: 50' x 100' LOT AREA: 5,000 sq

ZONING: C-2

IMPROVEMENTS: 3-story, 8-unit apartment house converted to a lodge
hall. Victorian with brick facade base. Flat tar and
gravel roof. Church on 1st street floor. Recessed
church entrance with columns on Divisadero Street.
Recessed McAllister Street entrance for apt. Fire
escape. Built about 1895. 1st floor 4 rooms, converted
to lodge hall, 2nd floor 9 rooms, 3rd floor 14 rooms.

INCOME: Operated by owner

EXPENSES: Taxes: \$2,655

SOLD: Grantor: Shasta Home Association

Grantee: Jerusalem Church of God in Christ

Recorded: 7-24-70

Price: \$90,000



IMPROVED COMPARABLE SALE

BLOCK 1159 / LOT 9

TYPE OF
PROPERTY: 1 Flat over 1 store

ADDRESS: 1924-30 McAllister Street

LOCATION: N/L of McAllister Street, 100' W. of Lyon Street

LOT SIZE: 25' x 137.5' LOT AREA: 3437.5  

ZONING: R-4

IMPROVEMENTS: 2-story wood-framed building. 1 ground floor store and 1/5 room flat above. No basement. Concrete foundation. Stucco and rustic exterior. Lath and plaster interior. Flat tar and gravel roof. Built about 1937. One modern bath with 2 separate toilets and basin. Kitchen, in flat, with tile drain and splash. Steam heat in store and Andrews Heater in flat. Flat and store were owner occupied. Fair condition. 1st floor 1308  . 2nd floor 1375  . Total building area 2683  .

EXPENSES: Taxes: \$1,125
Insurance: 150
\$1,275

SOLD: Grantor: Lee Yee Nong & Lee Won Gai
Grantee: Robert H. Lee
Recorded: 1-14-70
Price: \$28,000 with
\$ 5,000 cash down



IMPROVED COMPARABLE SALE

BLOCK 1159 / LOT 9

TYPE OF
PROPERTY: 1 Flat over 1 store

ADDRESS: 1924-30 McAllister Street

LOCATION: N/L of McAllister Street, 100' W. of Lyon Street

LOT SIZE: 25' x 137.5' LOT AREA: 3437.5 sq

ZONING: R-4

IMPROVEMENTS: 2-story wood-framed building. 1 ground floor store and 1/5 room flat above. No basement. Concrete foundation. Stucco and rustic exterior. Lath and plaster interior. Flat tar and gravel roof. Built about 1937. One modern bath with 2 separate toilets and basin. Kitchen, in flat, with tile drain and splash. Steam heat in store and Andrews Heater in flat. Flat and store were owner occupied. Fair condition. 1st floor 1308 sq. 2nd floor 1375 sq. Total building area 2683 sq.

EXPENSES: Taxes: \$1,125
Insurance: 150
\$1,275

SOLD: Grantor: Lee Yee Nong & Lee Won Gai
Grantee: Robert H. Lee
Recorded: 1-14-70
Price: \$28,000 with
\$ 5,000 cash down



IMPROVED COMPARABLE SALE

BLOCK 1177 / LOT 21A

TYPE OF
PROPERTY: 2½stories. Store with flats over

ADDRESS: 1596-98 Fulton and 6818 Lyon Streets

LOCATION: NE Corner of Fulton & Lyon Streets

LOT SIZE: 25' x 95' LOT AREA: 2375 sf

ZONING: R-3

IMPROVEMENTS: 2½-story wood-frame building. One store with flats above.
1/3 and 2/7's; with basement. Gabled roof. Full base-
ment with old bakery equipment. Fair condition. Built 1885.

INCOME:	1 Store -	\$100 mo.	
	1/3 Apt.	65 "	
	2/7's	125ea"	
		<u>\$415 mo.</u>	ANNUAL GROSS: \$4,980
EXPENSES:	Taxes:	\$823	
	Insurance:	190	ANNUAL NET: \$3,967

SOLD:

GRANTOR: Reba G. Holloway

GRANTEE: Ernest D. & Mary Lou Brown
c/o Golden Realty Company

RECORDED: 6-5-70

PRICE: \$35,000 with
10,300 deed of trust to seller
1,200 deed of trust to seller





IMPROVED COMPARABLE SALE

BLOCK 1177 / LOT 21A

TYPE OF PROPERTY: 2½ stories. Store with flats over

ADDRESS: 1595-98 Fulton and 5318 Lyon Streets

LOCATION: NE Corner of Fulton & Lyon Streets

LOT SIZE: 25' x 35' LOT AREA: 2375

ZONING: R-3

IMPROVEMENTS: 2½-story wood-frame building. One store with flats above. 1/3 and 2/7's: with basement. Gabled roof. Full basement with old bakery equipment. Fair condition. Built 1885.

INCOME:	1 Store -	\$100 mo.	
	1/3 Apt.	65 "	
	2/7's	125 ea "	
		<u>\$415 mo.</u>	ANNUAL GROSS: \$4,980
EXPENSES:	Taxes:	\$823	
	Insurance:	190	ANNUAL NET: \$3,967

SOLD:

GRANTOR: Reba G. Holloway

GRANTEE: Ernest D. & Mary Lou Brown
c/o Golden Keelt, Company

RECORDED: 6-5-70

PRICE: \$35,000 with
10,300 deed of trust to seller
1,200 deed of trust to seller





SALE 1178-19

LOCATION: 1795-1799 McAllister

PARTIES: Northern Counties Title Insurance Company to
Back N. and Kam M. Jeung

RECORDED: 12/21/67 Reel 203, Image 297

ZONING: R-4

I.R.S.: \$14.30

SALES PRICE: \$33,000

LAND SIZE: 25 x 66 = 1,650 square feet

UNIT VALUE: \$20 per square foot

IMPROVEMENTS: Three story (two flats over laundry)

REMARKS: Store owner-occupied; one flat rented @ \$120/mo.
+ utilities; one @ \$130/mo. + utilities

GRM = 83

Flats	\$250
Store	<u>80</u>
	\$330=3960



27
+ 5154

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GRM = 83	Flats	\$250
	Store	80
		<u>\$330=3960</u>



IMPROVED COMPARABLE SALE

Block 1181 / Lot 19

Type of Property: 3-story wood frame store and flat building

ADDRESS: 758-62 Divisadero / 1281-87 Fulton St.

LOCATION: SE Corner Divisadero & Fulton

LOT SIZE: 30' x 90'

AREA: 2,700 sq ft

ZONING: C-2

IMPROVEMENTS:

3-story wood frame store and flat building built about 1880, containing 2 stores & 1/6 & 1/7. Brick and concrete foundation. 2 stores on 1st floor. Flats above. Gable and flat roof; tar & gravel, and composition shingles. Plaster walls and ceilings. Pine floors. 3 baths. Recessed tubs. 2 fireplaces.

1st Flr:	30'x 60'- 100' =	1,700 sq ft	
2nd Flr:	30'x 60' - 100' =	1,700 sq ft	- 6 rms.
3rd Flr:	30'x 60'-100' =	1,700 sq ft	- 7 rms.
		<u>5,100</u>	sq ft

INCOME:	Liquor (corner)	\$225	Lease	
	Store	45		
	Store	47		
	6-rm. flat	115		
	7-rm. flat	115		
		<u>\$ 547</u>	per Mo.	\$6,564 Annual Gross

EXPENSES:	Taxes	\$ 893		
	Insurance	100		
	Water	<u>72</u>		
			<u>1,065</u>	
			\$5,499	Annual Net

SOLD:

GRANTOR:	Joe Y. & Minnie Fong
GRANTEE:	Willie & Eula Davis
RECORDED:	10/22/68
PRICE:	\$45,000



COMPARABLE SALE

Block 1181/ Lot 19

IMPROVEMENTS: (con'd)

REAR BUILDING:

1-Story wood frame store building erected about 1906. No basement. Brick foundation. Rustic exterior. Flat tar and gravel roof. T&G interior. Pine floor. One toilet.

22' x 25' = 550 sq - 1 room

COMPARABLE SALE

Block 1181/ Lot 19

Type of Property: 3-Story wood frame store and flat building

ADDRESS: 758-62 Divisadero/1281-87 Fulton St.

LOCATION: SE Corner Divisadero & Fulton

LOT SIZE: 30' x 90'

AREA: 2,700 sq

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1st. Flr:	30' x 60' - 100' =	1,700 sq	
2nd. Flr:	30' x 60' - 100' =	1,700 sq	- 6 rms.
3rd. Flr:	30' x 60' - 100' =	1,700 sq	- 7 rms.
		<u>5,100 sq</u>	<u>13 rms.</u>

INCOME:	Liquor: (corner)	\$225 lease	
	Store	45	
	Store	47	
	6-rm. flat	115	
	7-rm. flat	115	
		<u>\$547 monthly</u>	or \$6,564 Annual Gross

EXPENSES:	Taxes:	\$893.00	
	Insurance:	100.00	
	Water:	<u>72.00</u>	\$1,065

SOLD:	GRANTOR:	Margaret DeNoyer
	GRANTEE:	Walter Curtis & Laurence D. Buttwinick
	RECORDED:	10/21/68
	PRICE:	\$45,000



COMPARABLE SALE

Block 1181/ Lot 19

IMPROVEMENTS: (con'd)

REAR BUILDING:

1-Story wood frame store building erected about 1906. No basement. Brick foundation. Rustic exterior. Flat tar and gravel roof. T&G interior. Pine floor. One toilet.

22' x 25' = 550 sq - 1 room

2 Apts
3 Stores

SALE 1181-19

LOCATION: 758-762 Divisadero Street

PARTIES: Joe Y. and M. Fong to Willie and E. Davis

RECORDED: 10/22/68 Reel 282, Image 753

ZONING: C-2

I.R.S.: N.S.

SALES PRICE: \$45,000

LAND SIZE: 30 x 90 = 2,700 s.f.

UNIT VALUE: \$16,67/s.f.

IMPROVEMENTS: Three-story frame and stucco commercial and apartment building currently rented as follows

REMARKS:

2 apts. @	\$115	=	\$230
1 store @	225	=	225
1 store @	45	=	45
1 store @	47	=	47
			<u>\$547</u>

GRM = 82



SALE 1181-19

LOCATION: 758-762 Divisadero Street

PARTIES: Joe Y. and M. Fong to Willie and E. Davis

RECORDED: 10/22/68 Reel 282, Image 753

ZONING: C-2

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REMARKS:

2 apts. @	\$115	=	\$230
1 store @	225	=	225
1 store @	45	=	45
1 store @	47	=	47
			<u>\$547</u>

GRM = 82



COMPARABLE SALE

Block 1185 / Lot 6

Type of Property: Apartments & Ground Floor Store

ADDRESS: 1602-04 Grove Street

LOCATION: N/L Grove 31.25' W Lyon

LOT SIZE: 25' x 100'

AREA: 2,500 sf

ZONING: R-3

IMPROVEMENTS:

Older two-story wood frame building containing two 3-room apartments, a ground floor store and garage. Old style leg tubs. Pine floors. Condition poor. Total of 6 rooms.

INCOME:	2 Apt. @ \$87	\$174 Mo.	
	Store	85	
		<u>\$259 Mo.</u>	\$ 3,108 Annual Gross

EXPENSES:	Taxes	\$586	
	Insurance	<u>100</u>	
		686	
		<u>\$ 2,422</u>	Annual Net

SOLD: GRANTOR: Vignati Land & Realty Corp.

GRANTEE: Elmer L. & Robois Brown

RECORDED: 4/17/69

PRICE: \$20,000



COMPARABLE SALE

8 APT. 4
2 Stores
Block 1198 / Lots 20,21

Type of Property: Apartments & Ground Floor Stores

ADDRESS: 1686-98 Hayes Street

LOCATION: NE Hayes & Central Avenue

LOT SIZE: #20 - 25' x 100' (vacant lot)
#21 - 50' x 100' (Corner)

AREA: 7,500 sq

ZONING: R-3

IMPROVEMENTS: Three-story wood frame and stucco building containing 8 2-room apartments on the upper 2 floors, and 2 stores and 3 garages on the ground floor. Hardwood floors. Recessed tubs with overhead showers. Automatic gas fired steam heat. Age 48 years.

INCOME:	2 stores @ \$100	\$200 Mo.		
	3 garages @ 7.50	22.50		
	1 Apt.	115		
	3 Apts. @ \$130	390		
	4 Apts. @ 140	560		
		<u>\$1,287.50 Mo.</u>	\$15,450	Annual Gross

EXPENSES:	Taxes	\$2,258		
	Insurance	<u>452</u>	<u>2,710</u>	
			<u>\$12,740</u>	Annual Net

SOLD: GRANTOR: American Savings & Loan Assn.
GRANTEE: Floyd A. & Sue A. Bell
RECORDED: 4/7/69
PRICE: \$92,000
On basis of 5.95 x Gross Annual Income
On basis of 13.85% overall capitalization rate
On basis of \$12.27 per sq land & bldg. as improved,
including vacant lot of 2,500sq



IMPROVED COMPARABLE SALE

BLOCK 1204 / LOT 9

TYPE OF
PROPERTY: 2-Flats over store

ADDRESS: 505 Divisadero Street

LOCATION: W/L of Divisadero Street, 50' N. of Fell Street

LOT SIZE: 25' x 106.25' LOT AREA: 2656.25 sf

ZONING: C-2

IMPROVEMENTS: Old 2-story flats building. 2/4's and 1 store. Store added to front property line, plus basement. Wood-frame building. Brick foundation and rustic and asbestos shingle exterior. Flat Tar and Gravel Roof. Plaster walls and ceilings with tongue and groove partitions in store. 2 bathrooms with extra toilet in store. Pine floors; circulating gas heaters. Age 75 years. Fair to poor condition.

INCOME: 2/4's @ \$ 85 mo.ea.
1 store 125 mo.
295 mo. total ANNUAL GROSS: \$3,540

EXPENSES:

ANNUAL NET: \$2,614

SOLD:

ment Company

lms

of trust private



IMPROVED COMPARABLE SALE

BLOCK 1204 / LOT 9

TYPE OF
PROPERTY: 2-Flats over store

ADDRESS: 505 Divisadero Street

LOCATION: W/L of Divisadero Street, 50' N. of Fell Street

LOT SIZE: 25' x 106.25' LOT AREA: 2656.25 sq

ZONING: C-2

IMPROVEMENTS: Old 2-story flats building. 2/4's and 1 store. Store added to front property line, plus basement. Wood-frame building. Brick foundation and rustic and asbestos shingle exterior. Flat Tar and Gravel Roof. Plaster walls and ceilings with tongue and groove partitions in store. 2 bathrooms with extra toilet in store. Pine floors; circulating gas heaters. Age 75 years. Fair to poor condition.

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1 store 125 mo.
295 mo. total ANNUAL GROSS: \$3,540

EXPENSES

ANNUAL NET: \$2,614

SOLD:

Investment Company

Elms

ed of trust private



601 Hayes Street

sold 5-15-1968

\$35,000

Grantor

Claudia P. Ford

Grantee

William A. and Lena Price

Lot

25' x 81½' 2,031 square feet

Zoning

R-3

Remarks

Assessor's Block 1207;; Lot 1.

Recorded - Book B242; Page 81. IRS \$38.50

Two retail stores on first floor,

two apartments on second floor.

Deed of Trust, \$9,000 to Western Loan Assn.

Deed of Trust, \$23,785 to sellers.



IMPROVED COMPARABLE SALE

BLOCK 1217 / LOT 24

TYPE OF
PROPERTY: 3-story, 1-store, 5-apartment

ADDRESS: 330-34 Divisadero Street

LOCATION: E/L of Divisadero Street, 125' N. of Page

LOT SIZE: 25' x 106.25' LOT AREA: 2656.25 sf

ZONING: C-2

IMPROVEMENTS: 5-apartments plus 1-store. Since sale, city has reduced the 5 apartments (illegal) to 2-flats. Asbestos shingle front. Some modern brick facade around flat. Entrances at street. Victorian type; Erected about 1890.

INCOME:

EXPENSES: Taxes: \$1,088

Insurance: 500

SOLD: Grantor: Marie F. Williams

Grantee: Walter Koniuk & Dale E. Hall; & William S. Cicone

Recorded: 1=2-70

Price: \$35,000 with
26,200 deed of trust to seller



IMPROVED COMPARABLE SALE

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Recorded: 1-2-70

Price: \$35,000 with
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